Pennsylvania Rent Increase Notice

Existing month-to-month residential tenancy

Fill out online

Notice and rental home

Notice date

Tenant names

Street address and unit

City, state, ZIP

Monthly rent change

Current monthly rent (USD)

New monthly rent (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent will change from the current amount to the new amount. All other rental agreement terms remain unchanged. This notice does not terminate the tenancy or demand possession.

Payment and explanation

Payment instructions

Explanation (optional)

Landlord or authorized agent

Name

Email / phone

Mailing address

Landlord / agent signature

Keep a copy and record delivery.

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Scan to open the Pennsylvania notice online.

Pennsylvania Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Print only the pages you need
Print page 1 for the notice. Print pages 2-3 for this guide.

For an existing private residential tenancy. Fixed-term changes, assisted housing, mobile-home spaces and required local forms need a separate review. This guide explains selected rules; it is not a coverage determination or legal advice for a particular property.

The lease and municipality determine the procedure

Pennsylvania's Attorney General advises reviewing the lease, including renewal and rent-change provisions. Do not assume there is one statewide 30-day rent-increase statute that overrides those terms. This tool uses 30 days plus a future full rental cycle as a planning floor; Philadelphia can require longer.

Identify the fixed term and any automatic renewal before proposing a new amount. A lease paid monthly may still fix rent for a year. If you are proposing different utilities or services as well as rent, document those terms explicitly instead of saying that everything else remains unchanged.

[1] Pennsylvania Attorney General - tenant and landlord rights

Philadelphia

Philadelphia Code §9-804 requires written notice of a rent increase at least 60 days before it takes effect for a tenancy of one year or more, and 30 days for a tenancy of less than one year. The notice must identify the increase and effective date. A longer period in the lease still applies.

The notice must also state the new payment amount and be delivered by hand or first-class United States mail with proof of mailing. Section 9-804(11) excludes property under HUD jurisdiction and applies to residential leases executed or renewed after the subsection's effective date. Check the current lease's term and renewal provisions; the example here does not replace that review.

The city's Fair Housing Commission also addresses unfair rental practices, including certain increases while serious code violations remain and retaliation for protected activity. Giving the correct number of days does not resolve those issues. Check the condition and enforcement record as well as the contract.

[2] Philadelphia City Council - enacted Bill 140716-A, rent-increase notice [3] Philadelphia Fair Housing Commission - unfair rental practices

Example: a one-year Philadelphia lease

A one-year residential lease is approaching renewal. The landlord proposes $1,575 instead of $1,500, a $75 or 5% increase, only 35 days ahead. That does not provide the city's 60-day notice for a residential tenancy of one year or more. Select a later eligible date and verify any longer contractual requirement before sending the final version.

[2] Philadelphia City Council - enacted Bill 140716-A, rent-increase notice

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Read the full guide and official sources online

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Prepare a reviewable record

Keep the lease, occupancy start date, calculation, signed notice and delivery evidence. For assisted or restricted housing, confirm the program's process separately. If the tenant disputes the proposed amount or cites a code issue, review the applicable protections before posting arrears. A continuing-tenancy rent letter is not a notice to quit or a possession order. When the purpose changes to ending occupancy, obtain the appropriate separate review and documents.

[1] Pennsylvania Attorney General - tenant and landlord rights

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